160.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,235,500 / 1,235,500
					USE VALUE:	1,235,500 / 1,235,500
					ASSESSED:	1,235,500 / 1,235,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GEE DOLORES J
Owner 2:	MC GEE MICHAEL P
Owner 3:	
Street 1:	82 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC GEE DOLORES J -
Owner 2:	-
Street 1:	82 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,845 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 3296 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10845.000	699,800	14,000	521,700	1,235,500
Total Card	0.249	699,800	14,000	521,700	1,235,500
Total Parcel	0.249	699,800	14,000	521,700	1,235,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.91 | /Parcel: 374.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106655

GIS Ref

GIS Ref

Insp Date 06/08/18

!12507!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	699,800	14000	10,845.	521,700	1,235,500	1,235,500	Year End Roll	12/18/2019
2019	101	FV	520,200	14400	10,845.	521,700	1,056,300	1,056,300	Year End Roll	1/3/2019
2018	101	FV	520,200	14400	10,845.	462,100	996,700	996,700	Year End Roll	12/20/2017
2017	101	FV	520,200	14400	10,845.	387,600	922,200	922,200	Year End Roll	1/3/2017
2016	101	FV	520,200	14400	10,845.	387,600	922,200	922,200	Year End	1/4/2016
2015	101	FV	410,100	14500	10,845.	335,400	760,000	760,000	Year End Roll	12/11/2014
2014	101	FV	369,100	14500	10,845.	324,200	707,800	707,800	Year End Roll	12/16/2013
2013	101	FV	374,800	4400	10,845.	308,600	687,800	687,800		12/13/2012

PRINT

Date	Time
12/11/20	02:35:29

LAST REV

Date	Time
07/03/18	15:02:09
mmcmakin	
12507	

USER DEFINED

Prior Id # 1:	106655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC GEE DOLORES	45024-318		4/20/2005	Convenience	1	No	No		
KEELEY FRANCIS	42058-588		2/18/2004		679,000	No	No		
	10364-443		9/23/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2013	840	Manual	19,000					
5/30/2013	773	Addition	114,180					
12/7/2012	1639	Demo gar	2,000					
5/6/2011	403	Re-Roof	11,000					
4/8/1992	120		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	MEAS&NOTICE	BS	Barbara S
4/9/2014	Measured	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Meas/Inspect	JBS	JOHN S
6/10/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
12/24/2008	Meas. Denied	336	PATRIOT
5/17/2004	MLS	MM	Mary M
12/2/1999	Meas/Inspect	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10845		Sq. Ft.	Site		0	70.	0.69	8									521,749						521,700	

Total AC/HA: 0.24897 | Total SF/SM: 10845 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 521,749 | Spl Credit | Total: 521,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96861625
Const Adj.:	0.99989998
Adj $ / SQ:	125.908
Other Features:	123000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	733550
Depreciation:	33743
Depreciated Total:	699807

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

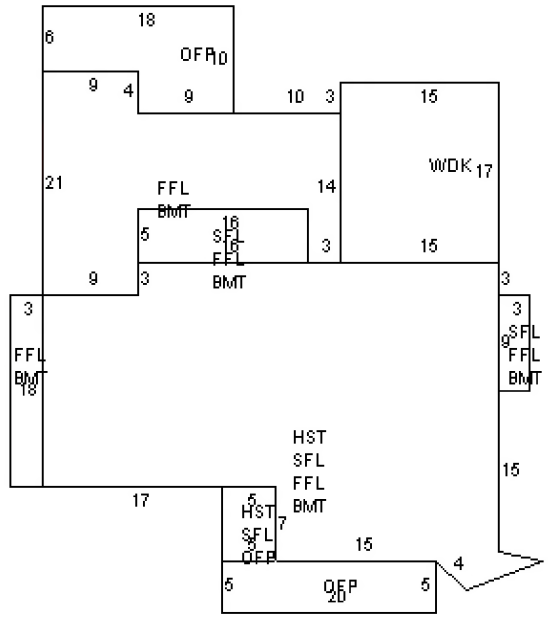
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.35
Special Features:	0	Val/Su Net:	129.45
Final Total:	699800	Val/Su SzAd	212.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,576	37.770	59,529
FFL	First Floor	1,576	125.910	198,430
SFL	Second Floor	1,182	125.910	148,823
HST	Half Story	538	125.910	67,675
OFP	Open Porch	279	22.410	6,253
WDK	Deck	255	9.920	2,530

Net Sketched Area:	5,406			Total:	483,240
Size Ad	3295.5	Gross Are	5943	FinArea	3296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22 x 28	G	AV	2013	23.82	T	4.8	101			14,000			14,000

More:	N	Total Yard Items:	14,000	Total Special Featues:	Total: 14,000